

TOWN PLANNING BOARD

Minutes of 683rd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 12.11.2021

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Carrie K.Y. Leung

Chief Engineer (Works), Home Affairs Department
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Strategic Assessment),
Environmental Protection Department
Mr Stanley C.F. Lau

Assistant Director/Regional 3,
Lands Department
Mr Alan K.L. Lo

Deputy Director of Planning/District
Mr C.K. Yip

Secretary

Absent with Apologies

Mr L.T. Kwok

Mr Ricky W.Y. Yu

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board
Ms Johanna W.Y. Cheng

Town Planner/Town Planning Board
Miss Carman C.Y. Cheung

Opening Remarks

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

Confirmation of the Draft Minutes of the 682nd RNTPC Meeting held on 29.10.2021

[Open Meeting]

2. The draft minutes of the 682nd RNTPC meeting held on 29.10.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

3. The Secretary reported that there were no matters arising.

Sai Kung and Islands District

[Mr Raymond H.F. Au and Ms Jane W.L. Kwan, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCTC/60 Proposed Temporary Shop and Services (District Health Centre Express) for a Period of 4 Years in “Village Type Development” Zone, Lots 2536 (Part) and 742 RP (Part) in D.D.3 TC, Tung Chung, Lantau Island
(RNTPC Paper No. A/I-TCTC/60)

4. The Secretary reported that The Neighbourhood Advice-Action Council (NAAC) was the applicant with Spence Robinson LT Limited (SRLTL) as the consultant. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with NAAC and SRLTL. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

5. With the aid of some plans, Mr Raymond H.F. Au, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

6. Members had no question on the application.

Deliberation Session

7. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 4 years until 12.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a fire service installations and water supplies proposal for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (b) in relation to (a) above, the implementation of the fire service installations and water supplies proposal for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022; and
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

8. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

[Dr C.H. Hau, Dr Lawrence K.C. Li and Dr Conrad T.C. Wong joined the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/327 Proposed Excavation of Land for Permitted Agricultural Use (Greenhouses) in “Green Belt” Zone, Lot 130 S.A (Part) and RP (Part) in D.D. 247, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/327B)

Presentation and Question Sessions

9. With the aid of some plans, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

10. Members had no question on the application.

Deliberation Session

11. After deliberation, the Committee decided to reject the application. The reasons were :

- “(a) the applicants fail to justify the need for the proposed excavation of land for agricultural use at the application site; and
- (b) the application is not in line with the Town Planning Board Guidelines No. 10 for Application for Development within Green Belt Zone in that the applicants fail to demonstrate that the proposed excavation of land would not generate adverse impact on the water quality within the water gathering grounds.”

Agenda Item 5

Section 16 Application

[Open Meeting]

A/SK-TMT/70 Proposed Filling and Excavation of Land for Permitted Agricultural Use in “Green Belt” Zone, Lots 416 S.A, 416 S.B and 416 RP in D.D. 216, Long Keng Village, Tai Mong Tsai Road, Sai Kung
(RNTPC Paper No. A/SK-TMT/70B)

12. The Committee noted that the applicants requested on 4.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicants requested deferment of the application. Since the last deferment, the applicants had submitted further information to address departmental comments.

13. After deliberation, the Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the

applicants. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicants. If the further information submitted by the applicants was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicants that two months were allowed for preparation of the submission of further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Agenda Item 6

Section 16 Application

[Open Meeting]

A/TKO/123 Proposed School in "Green Belt" Zone, Lot No. 146 in D.D.224, Hang Hau, Tseung Kwan O
(RNTPC Paper No. A/TKO/123A)

14. The Secretary reported that the application site was located in Tseung Kwan O (TKO). The following Members had declared interests on the item:

Mr L.T. Kwok - being the Chief Executive of the Christian Family Service Centre which had 14 social service units in TKO; and

Mr Alan K.L. Lo - he and his spouse owning properties in TKO.

15. The Committee noted that the applicant had requested deferment of consideration of the application. Mr L.T. Kwok had tendered an apology for being unable to attend the meeting. As the properties owned by Mr Alan K.L. Lo and his spouse had no direct view of the application site, the Committee agreed that he could stay in the meeting.

16. The Committee noted that the applicant's representative requested on 25.10.2021

deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application.

17. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

[The Chairman thanked Mr Raymond H.F. Au and Ms Jane W.L. Kwan, STPs/SKIs, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Sha Tin, Tai Po and North District

Agenda Item 7

[Open Meeting]

Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/34

(RNTPC Paper No. 8/21)

18. The Secretary reported that the proposed amendments mainly involved a proposed public housing site to be developed by the Hong Kong Housing Authority (HKHA) with WSP (Asia) Limited (WSP) as one of the consultants for conducting technical assessments in support of the development proposal and two sites for columbarium developments under two agreed s.12A applications No. Y/ST/42 and Y/ST/47. The following Members had declared interests on the item:

- Mr Paul K.T. Au - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;
(as Chief Engineer (Works), Home Affairs Department)
- Ms Carrie K.Y. Leung - owning a flat in Tai Wai;
- Mr Y.S. Wong - being a member of the Funds Management Sub-committee of HKHA;
- Dr Conrad T.C. Wong - having current business dealings with HKHA;
- Mr K.K. Cheung - his firm being the legal advisor of the Private Columbaria Licensing Board and having current business dealings with HKHA and WSP; and
- Mr L.T. Kwok - his serving organisation operating a social service team which was supported by HKHA and had openly bid funding from HKHA.

19. The Committee noted that Mr L.T. Kwok had tendered apology for being unable to attend the meeting. According to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendment relating to public housing development was the subject of amendments to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item only needed to be recorded and they could stay in the meeting. As Mr K.K. Cheung's interest in relation to the amendment items concerning the two s.12A applications was indirect and the property owned by Ms Carrie K.Y. Leung had no direct view of the amendment items, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

20. The following government representatives were invited to the meeting at this

point:

PlanD

- Ms Jessica H.F. Chu - District Planning Officer/Shu Tin, Tai Po and North (DPO/STN)

- Ms Hannah H.N. Yick - Senior Town Planner/Shu Tin, Tai Po and North (STP/STN)

Housing Department (HD)

- Ms Canetti P.S. Yu - Senior Planning Officer/6, HD (SPO/6, HD)

- Ms Floria S.K. Fung - Senior Architect/38, HD (SA/38, HD)

- Mr Frankie H.K. Leung - Senior Civil Engineer/2, HD (SCE/2, HD)

Transport Department (TD)

- Mr Stephen S.K. Chiu - Senior Engineer/ Sha Tin 1, TD (SE/ST1, TD)

21. The Chairperson invited PlanD's representatives to brief Members on the proposed amendments.

22. With the aid of a Powerpoint presentation, Ms Jessica H.F. Chu, DPO/STN, briefed Members on the background, the proposed rezoning of (i) a 0.9 ha site currently occupied by HKHA's Sui Fai Factory Estate (SFFE) in Fo Tan from "Industrial" to "Residential (Group A) 8" with a maximum plot ratio of 6.7 and a maximum building height of 140 mPD, (ii) two religious institution and/or columbarium developments under agreed s.12A applications No. Y/ST/42 and 47 to be rezoned to "Government, Institution or Community" and "Other Specified Uses" annotated "Columbarium (1)" respectively, and (iii) an existing residential development (known as 'Riverpark') at Che Kung Miu Road from "Comprehensive Development Area (1)" to "Residential (Group A) 7" to reflect its as-built conditions, the technical considerations, provision of Government, institution and community facilities and open space in the area, consultations conducted and departmental comments as detailed in the Paper.

[Miss Winnie W.M. Ng joined the meeting during the presentation session.]

23. As the presentation by PlanD's representative had been completed, the Chairman invited questions from Members.

24. The Chairman and some Members raised the following questions:

Industrial Floor Space

- (a) the impact on the supply of industrial floor space in Fo Tan area after SFFE was redeveloped for proposed public housing;
- (b) the number of industrial buildings under the management of HKHA in Sha Tin District;

Transport

- (c) the traffic impact of the proposed public housing development and any road improvement works to alleviate the existing traffic conditions in New Territories East (including Tai Po and Sha Tin area) during peak hours of weekdays;
- (d) details on the proposed road improvement works and findings from the Traffic Impact Assessment (TIA) for the SFFE redevelopment proposal; and

Columbarium

- (e) the existing and future supply of columbarium in Sha Tin District.

25. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD, Ms Canetti P.S. Yu, SPO/6, HD and Mr Stephen S.K. Chiu, SE/ST1, TD, made the following main points

Industrial Floor Space

- (a) there were about 1.48 million m² of existing industrial floor space in Fo Tan

area excluding SFFE and a site at Kwai Tei Street in Fo Tan for industrial use which would provide 87,000m² of industrial floor space and was sold last year. Hence, the overall supply of industrial floor space in Fo Tan would not be significantly affected by redeveloping SFFE for proposed public housing development;

- (b) HKHA had a total of six industrial buildings in the territory and SFFE was the only one in Sha Tin District;

Transport

- (c) the government had proposed traffic improvement measures to alleviate the traffic conditions in Sha Tin and Ma On Shan areas, such as the road widening works of Tai Po Road (Sha Tin Section) with targeted completion in 2023, the construction of Trunk Road T4 with targeted completion in 2028 and widening of T6 Bridge of Tate's Cairn was under study. In the Strategic Study on Major Roads Beyond 2030, Transport Department would also explore and investigate the enhancement to district level transportation networks and connections in the New Territories;
- (d) according to the TIA conducted by HKHA, assessments of critical road junctions/links had indicated that improvement works were required at the Fo Tan Road/ Min Fong Street/ Shan Mei Street junction to improve the junction capacity and, with the works, the concerned junction would perform within its capacity after occupation of the proposed development. The road widening works of Tai Po Road (Sha Tin Section) would alleviate the existing congested traffic at Tai Po Road and Fo Tan Road while Trunk Road T4 would re-direct traffic between Tsuen Wan and Ma On Shan, that would relieve traffic at the junctions of Fo Tan Road with Yuen Wo Road and Tai Chung Kiu Road; and

Columbarium

- (e) the columbarium under Amendment Item B was known as Memorial Park Hong Kong located to the south of Fo Tan Road and the one under

Amendment Item C was known as Ku Ngam Ching Yuen near Che Kung Miu Station. The number of sold niches at private columbarium located in the Pai Tau cluster area was estimated to be about 130,000 niches. Those private columbarium might seek regularisation by way of planning applications either in the form of s.16 or s.12A application, which would be considered on a case by case basis taking into account its compatibility with the surrounding environment, technical assessments and departmental comments. In addition, a public columbarium was under construction in Shek Mun.

26. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34 as shown on the draft Sha Tin OZP No. S/ST/34A at Attachment II of the Paper (to be renumbered as S/ST/35 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Sha Tin OZP No. S/ST/34A as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and the revised ES would be published together with the OZP.

27. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[The Chairman thanked the government representatives for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Items 8 and 9

Section 16 Applications

[Open Meeting]

A/NE-LYT/744 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.A in D.D.83, Tung Kok Wai, Lung Yeuk Tau, Fanling

A/NE-LYT/745 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.B in D.D.83, Tung Kok Wai, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/744B and 745B)

28. The Committee noted that the applicants requested on 10.11.2021 deferment of consideration of the applications for two months so as to allow more time to prepare further information to address comments from the Environmental Protection Department and Drainage Services Department. It was the third time that the applicants requested deferment of the applications. Since the last deferment, the applicants had submitted further information to address comments from the Transport Department.

29. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants pending the submission of further information from the applicants. The Committee agreed that the applications should be submitted for its consideration within two months from the date of receipt of further information from the applicants. If the further information submitted by the applicants was not substantial and could be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicants that two months were allowed for preparation of the submission of further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-SSH/139 Proposed Access Road for Government, Institution and Community uses at the adjoining “Government, Institution or Community” zone and associated Filling and Excavation of Land in “Green Belt” Zone, Lots 325 S.A (Part), 325 S.B (Part), 325 S.C (Part), 496 (Part), 497 (Part) and Adjoining Government Land in D.D. 209, Sai Sha, Shap Sz Heung
(RNTPC Paper No. A/NE-SSH/139A)

30. The Secretary reported that the application was submitted by Light Time Investments Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). Llewelyn-Davies Hong Kong Limited (LD), Archiplus International (HK) Limited (Archiplus), AECOM Asia Company Limited (AECOM) and Ove Arup & Partners Hong Kong Limited (ARUP) were four of the consultants of the applicant. The following Members had declared interests on the item:

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1993) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK;
- Mr Peter K.T. Yuen - his relative being an independent non-executive director of SHK;
- Mr K.K. Cheung - his firm having current business dealings with SHK, Archiplus, AECOM and ARUP;
- Dr C.H. Hau - having past business dealings with AECOM;

and

Mr Ricky W.Y. Yu - having past business dealings with LD.

31. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Ricky W.Y. Yu had tendered apology for being unable to attend the meeting. As the interests of Miss Winnie W.M Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion of the item. As the interest of Mr Peter K.T. Yuen was indirect, and Dr C.H. Hau and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

32. The Committee noted that the applicant's representative requested on 26.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information providing a revised layout plan showing the revised site boundary, revised landscape design and tree preservation proposal, revised Environmental Assessment, revised Ecological Impact Assessment, revised Geotechnical Planning Review Report, an updated development schedule to reflect the reduction in site area and responses to departmental and public comments.

33. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 11

Section 16 Application

[Open Meeting]

A/NE-TK/735 Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lots 586 S.A, 586 S.B, 586 S.C, 586 S.D, 586 S.E, 586 S.F, 586 S.G, and 586 RP (Part) in D.D.28, Tai Mei Tuk, Tai Po

(RNTPC Paper No. A/NE-TK/735)

34. The Committee noted that the applicant requested on 5.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

35. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 12

Section 16 Application

[Open Meeting]

A/TP/677 Proposed Two Houses (New Territories Exempted Houses) in “Green Belt” Zone, Lots 715 and 722 in D.D. 5, Chuk Hang Tsuen, Tai Po

(RNTPC Paper No. A/TP/677)

36. The Secretary reported that the application site was located in Tai Po. Dr Venus Y.H. Lun had declared an interest on the item for owning a house in Tai Po.

37. The Committee noted that the applicants had requested deferment of consideration of the application. As the property owned by Dr Venus Y.H. Lun had no direct view of the application site, the Committee agreed that she could stay in the meeting.

38. The Committee noted that the applicants' representative requested on 1.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address comments from the Lands Department. It was the first time that the applicants requested deferment of the application.

39. After deliberation, the Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the applicants. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicants. If the further information submitted by the applicants was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicants that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 13

Section 16 Application

[Open Meeting]

A/TP/678 Proposed House (Redevelopment) in "Green Belt" Zone, Lot 2087 in
D.D. 6, Pun Chun Yuen Road, Tai Po
(RNTPC Paper No. A/TP/678)

40. The Secretary reported that the application site was located in Tai Po. Dr Venus Y.H. Lun had declared an interest on the item for owning a house in Tai Po.

41. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Dr Venus Y.H. Lun had no direct view of the application site, the Committee agreed that she could stay in the meeting.

42. The Committee noted that the applicant's representative requested on 29.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

43. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Fanling, Sheung Shui and Yuen Long East District

[Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 14

Section 16 Application

[Open Meeting]

A/KTN/81 Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years in “Open Space”, “Other Specified Uses” annotated “Business and Technology Park” Zones and area shown as ‘Road’, Lots 736 RP (Part), 738 RP (Part) and 739 RP in D.D.95 and Adjoining Government Land, Kwu Tung North (RNTPC Paper No. A/KTN/81)

44. The Secretary reported that the application site was located in Kwu Tung North. Dr C.H. Hau had declared an interest on the item for owning a property in Kwu Tung North.

45. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Dr C.H. Hau had no direct view of the application site, the Committee agreed that he could stay in the meeting.

46. The Committee noted that the applicant’s representative requested on 29.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

47. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/790 Temporary Open Storage of Brand New Unlicensed Vehicles (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D.107 and Adjoining Government Land, Fung Kat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/790)

Presentation and Question Sessions

48. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

49. In response to a Member’s question on the details of the similar applications in the vicinity, Mr Wallace W.K. Tang, STP/FSYLE, indicated the location of the two similar applications on Plan A-1a. He elaborated that the similar applications for temporary open storage of construction materials (No. A/YL-KTN/487) and temporary open storage of brand new vehicles (private cars) (No. A/YL-KTN/524) were rejected by the Committee in November 2015 and September 2016 respectively mainly for the reasons that the developments were not in line with the planning intention of the “Agriculture”, “Comprehensive Development Area” and/or “Village Type Development” zones; the applications did not comply with the then Town Planning Board Guidelines No.13E in that the sites fell within Categories 3 and/or 4 areas and the proposed uses were considered not compatible with the surrounding rural land uses; and the applicants failed to demonstrate that developments would not generate adverse environmental, landscape and drainage impacts on the surrounding areas.

Deliberation Session

50. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed at the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2022;
- (f) in relation to (e) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.8.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the provision of fire extinguisher(s) with a valid fire certificate (FS 251) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2021;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire

Services or of the TPB by 12.5.2022;

- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;
- (k) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning condition (e), (f), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

51. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

Agenda Item 16

Section 16 Application

[Open Meeting]

A/YL-KTN/791 Proposed Residential Development (‘Flat’ and ‘House’ Uses) in “Residential (Group E)1” Zone, Lot 2206 in D.D. 109, Kam Tai Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/791)

52. The Secretary reported that the application was submitted by Delight World Limited, which was a subsidiary of CK Hutchison Holdings Limited (CKHH). The following Members had declared interests on the item:

Dr Conrad T.C. Wong - having current business dealings with CKHH;
and

Mr K.K. Cheung - his firm having current business dealings with
CKHH.

53. The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

54. The Committee noted that the applicant's representative requested on 3.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

55. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/894 Temporary Container Vehicle Repair Yard with Ancillary Office for a Period of 3 Years in “Residential (Group D)” Zone, Lot 702 S.C (Part) in D.D. 106, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/894A)

Presentation and Question Sessions

56. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

57. Members had no question on the application.

Deliberation Session

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at

any time during the planning approval period;

- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2022;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.8.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

59. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/906 Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1811 S.A ss.1 RP, 1812 S.G ss.1 (Part), 1812 S.H RP (Part) and 1812 S.I RP in D.D. 106, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/906)

Presentation and Question Sessions

60. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

61. Members had no question on the application.

Deliberation Session

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) all cats shall be kept inside enclosed structures, as proposed by the applicant, during the planning approval period;

- (c) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2022;
- (f) in relation to (e) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.8.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

63. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 19

Section 16 Application

[Open Meeting]

A/YL-MP/317 Temporary Shop and Services (Hardware Grocery Shop) for a Period of 3 Years in “Residential (Group C)” Zone, Lot 3250 S.B ss.10 S.C RP (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/317)

64. The Secretary reported that the application site was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po.

65. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

66. The Committee noted that the applicant’s representative requested on 4.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

67. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special

circumstances.

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/427 Proposed Temporary Shop and Services with Ancillary Offices, Car Parking Spaces and Store Rooms for a Period of 3 Years in “Residential (Group D)” Zone, Lot 2616 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/427)

Presentation and Question Sessions

68. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

69. Noting that the two previous applications submitted by the same applicant as the current one were for real estate office and transportation office, a Member asked the type of ‘Shop and Services’ proposed under the current application. In response, Ms Christine C.M. Cheung, STP/FSYLE, said that according to the information provided in the application form, the proposed temporary shop and services was for providing transportation, landscape design and financial services. The applicant should use the application site for the applied use if planning permission was granted.

Deliberation Session

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant,

is allowed on the site during the planning approval period;

- (b) only private cars or light goods vehicles not exceeding 7m in length, as proposed by the applicant, are allowed to access or be parked at the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (g) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (d) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

71. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/594 Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years in “Residential (Group D)” Zone, Lots 764 RP (Part) and 768 RP (Part) in D.D. 99, Lots 199 S.C (Part), 200 S.B (Part), 204 RP (Part) and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long

(RNTPC Paper No. A/YL-ST/594A)

Presentation and Question Sessions

72. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

73. A Member asked whether the eating place shown on Plan A-4a of the Paper was covered under the applied use. In response, Ms Christine C.M. Cheung, STP/FSYLE, explained that the dining area was relatively small in scale and should be used to serve the workers, which was considered as an ancillary use to the applied use.

Deliberation Session

74. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant,

is allowed on the site during the planning approval period;

- (c) the paving and boundary fencing on the site shall be maintained at all times during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (g) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2022;
- (h) in relation to (g) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2022;
- (i) in relation to (h) above, the implemented drainage proposal at the site shall be maintained at all times during the planning approval period;
- (j) if any of the above planning condition (a), (b), (c), (d) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have

effect and shall on the same date be revoked without further notice; and

- (1) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

75. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/595 Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years in “Other Specified Uses” annotated “Service Stations” Zone, Lots 661 S.C RP (Part) and 674 RP (Part) in D.D. 99 and adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/595A)

76. The Secretary reported that the application was submitted by Topcycle Development Limited, which was a joint venture of Henderson Land Development Company Limited (HLD) and Sun Hung Kai Properties Limited (SHK). Mott MacDonald Hong Kong Limited (MMHK) was one of the consultants of the applicant. The following Members had declared interests on the item:

- | | | |
|---------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Miss Winnie W.M. Ng | - | being a Director of the Kowloon Motor Bus Company (1993) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win; |
| Dr Conrad T.C. Wong | - | having current business dealings with SHK; |
| Mr K.K. Cheung | - | his firm having current business dealings with |

HLD, SHK and MMHK;

- Dr C.H. Hau - being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD before, and having past business dealings with HLD;
- Mr Peter K.T. Yuen - being a member of the Board of Governors of the Hong Kong Arts Centre which had received a donation from an Executive Director of HLD before, and his relative being an independent non-executive director of SHK;
- Dr Lawrence K.C. Li - being the Deputy Chairman of the Council of the Hong Kong Polytechnic University (PolyU) which had obtained sponsorship from HLD before; and
- Mr Stephen L.H. Liu - being a former member of the Council of the PolyU which had obtained sponsorship from HLD before.
(*the Vice-chairman*)

77. As the interests of Miss Winnie W.M Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item. As the interests of Messrs Peter K.T. Yuen and Stephen L.H. Liu, and Dr Lawrence K.C. Li were indirect, and Dr C.H. Hau and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

[Miss Winnie W.N. Ng left the meeting temporarily and Dr Conrad T.C. Wong left the meeting at this point.]

Presentation and Question Sessions

78. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

79. In response to the Vice-chairman's enquiry on the previous applications, Ms Christine C.M. Cheung, STP/FSYLE, said that the application site (in whole or in part) was the subject of nine previously approved applications. Six of them, submitted by different applicants, were for temporary cross-boundary traffic service station use. The remaining three applications were submitted by the current applicant for temporary cross-boundary shopping centre (Applications No. A/YL-ST/476 and 529) and commercial development (Application No. A/YL-ST/503). Application No. A/YL-ST/529 was revoked due to non-compliance with approval conditions on implementation of the fire service installations proposal and the drainage measures. The applicant of the permanent commercial use under Application No. A/YL-ST/503 was in the process of undertaking work for commencement of the approved development.

Deliberation Session

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) no heavy vehicles shall travel along the section of Castle Peak Road – San

Tin in front of Wing Ping Tsuen and beyond Tung Wing On Road, as proposed by the applicant, at any time during the planning approval period;

- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2021;
- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c), (d) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

81. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[The Chairman thanked Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, STPs/FSYLE, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Steven Y.H. Siu, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/646 Temporary Warehouse (Storage of Daily Necessities) for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 139 (Part), 140 (Part), 141 (Part), 145 (Part), 146, 147, 148 (Part), 149 (Part), 151, 152, 155 (Part), 159, 160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part) and 179 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/646)

Presentation and Question Sessions

82. With the aid of some plans, Mr Steven Y.H Siu, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

83. Members had no question on the application.

Deliberation Session

84. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing fencing of the site shall be maintained at all times during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2022;
- (f) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

85. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[Miss Winnie W.M. Ng joined the meeting at this point.]

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/283 Proposed Shop and Services in “Other Specified Uses” annotated
“Business” Zone, Unit L (Portion), G/F, Wang Yip Centre, 18 Wang
Yip Street East, Yuen Long
(RNTPC Paper No. A/YL/283A)

86. The Secretary reported that Elite Building Consultancy (EBC) was one of the consultants of the applicant. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with EBC. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

87. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

88. Members had no question on the application.

Deliberation Session

89. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 12.11.2023, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of fire service installations and equipment proposal before operation of the proposed use to the satisfaction of the Director of Fire Services or of the TPB; and

- (b) if the above approval condition (a) is not complied with before operation of the proposed use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

90. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1117 Proposed Temporary Industrial Use (Manufacturing of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire Suppression Agents) for a Period of 3 Years in “Industrial” Zone, Lot 1945 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1117)

Presentation and Question Sessions

91. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

92. Members had no question on the application.

Deliberation Session

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 12.5.2022;
- (d) in relation to (c) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 12.8.2022;
- (e) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2022;
- (f) in relation to (e) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.8.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the

satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;

- (j) if any of the above planning condition (a), (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (c), (d), (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

94. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1118 Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years in “Residential (Group A) 3” Zone and area shown as ‘Road’, Lots 2722 RP (Part), 2727 (Part), 2728, 2729 (Part), 2730 (Part), 2731 (Part) and 2735 (Part) in D.D. 120 and Lot 1678 RP (Part) in D.D. 121, Yuen Long
(RNTPC Paper No. A/YL-TYST/1118)

Presentation and Question Sessions

95. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

96. In response to a Members’ enquiry on the site boundary of the previous

applications, Mr Steven Y.H. Siu showed the boundaries of the current and previous applications on Plan A-1b via the visualizer. As compared to the previous applications, the site area of current application was relatively smaller.

Deliberation Session

97. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2022;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;
- (g) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease

to have effect and shall be revoked immediately without further notice; and

- (h) if any of the above planning condition (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

98. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Items 27 and 28

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1119 Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1” Zone, Lot 1375 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1119)

A/YL-TYST/1120 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1” Zone, Lot 1071 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1120)

99. The Committee noted that the two applications each for temporary shop and services use for a period of three years were similar in nature and the application sites both fell within the “Residential (Group B)1” (“(R(B)1)”) zone. The Committee agreed that they could be considered together.

Presentation and Question Sessions

100. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the applications, the applied/proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications.

101. Members had no question on the applications.

Deliberation Session

102. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 12.11.2024 on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

Application No. A/YL-TYST/1119

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2022;
- (c) the submission of a revised fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2022;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (e) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

Application No. A/YL-TYST/1120

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2022;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all time during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2022;
- (f) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

103. The Committee also agreed to advise the applicants to note the advisory clauses as set out at Appendix IV of the Papers.

[The Chairman thanked Mr Steven Y.H. Siu, STP/TMYLW, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Agenda Item 29

Any Other Business

104. A Member said there were recent news reports of storage of smuggled food products in sites in the New Territories and asked what the implications might be if any of those sites involved planning permission granted by the Board. The Chairman explained that the covering Notes of the Outline Zoning Plans had clearly stated that any use or development which was always permitted or might be permitted in accordance with the Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements as might be applicable. Members noted that it was the responsibility of the applicants of approved planning applications to ensure their use/development be in compliance with all prevailing government legislations/regulations.

105. There being no other business, the meeting closed at 4:10 p.m..